

**HYDE PARK CITY
PLANNING COMMISSION
May 18, 2016**

The Hyde Park City Planning Commission meeting began at 7:00 p.m. and was conducted by Chairman Mark Lynne.

MEMBERS PRESENT

Chairman Mark Lynne, David Zook, Melinda Lee and Brandon Buck
(Absent: Reed Elder and Cory Goettsche)

OTHERS PRESENT

Councilmember Sharidean Flint, Residents Erik & Karen Hansen, Pam & Sam Selman and Ben Jarvis

PRAYER OR THOUGHT – Mark Lynne

PLEDGE OF ALLEGIANCE – Brandon Buck

APPROVAL OF MINUTES

Brandon pointed out one clerical error. Mark made a motion to approve the Minutes of the Planning Commission meeting held May 4, 2016, as corrected. Brandon seconded the motion. Mark Lynne, David Zook, Melinda Lee and Brandon Buck voted in favor.

BUILDING PERMIT REPORT

Michael Cooper	Home	200 East Memory Lane #16
Michael Cooper	Home	200 East Memory Lane #29

CITY COUNCIL REPORT

Councilmember Sharidean Flint reported on the City Council meeting held May 11, 2016:

1. Jay Jenks came and spoke regarding 3200 North road. He requested that it jog approximately 17' to keep his property most usable.
2. Seth Bowen of Freckle Farm was dismayed to hear of all the work to be done to come into compliance with the city regarding stormwater and drainage. The city agreed to help him dig out the ditch and requested he take action "quickly" (although no dates were set).
3. Dave Rayfield spoke about the need for a Resolution in favor of a water conservancy district. City Council will vote on it at their June 8 meeting.
4. The North Park Police budget was happily approved with deserved increases for officers. Our portion of their budget: \$328,000, North Logan's: \$996,000.
5. Council discussed the Fiscal Year tentative budget (that we will live by until August). Council agreed to leave the tax rate as is, instead of lowering it as some others are.
6. Council held a Public Hearing about changes to the code regarding building codes. Our code was updated to match the Utah State Building Code.

PUBLIC HEARING – KAREN HANSEN PRESCHOOL

Karen Hansen submitted a Special Use Permit application for an in-home preschool at 180 South 200 East in a residential zone. The Public Hearing was opened. Erik and Karen answered questions about drop-off and pick-up routines, number and ages of children, size of lot, fencing of the yard and licensing. No one else spoke for or against the proposal. Karen stressed that she is committed to keep the cars moving so as to prevent backups.

- Fully fenced yard
- Ten children at a time
- Ages 3-5
- Lot size: 0.21 acres
- Plan for drop-off and pick-up (including no U-turns)
- She has a State licence (DBA) although none is required.
- She has applied for a city business license. It is pending approval from P&Z.

The Public Hearing was closed.

Melinda made a motion to approve the Special Use Permit application submitted by Karen Hansen for an in-home preschool at 180 South 200 East in a residential zone, according to the above conditions emphasizing the drop-off and pick-up plan. Mark seconded the motion. Mark Lynne, David Zook, Melinda Lee and Brandon Buck voted in favor.

CELL TOWER LIGHT

Discussed lighting on the new cell tower at the baseball park. Rocky Schutjer of T-Mobile asked what type of light the city wants installed. Each of us felt inadequate in specifying a particular fixture. David suggested it be directed at the playground but be thoughtful of neighbors. All agreed it should be similar to the parking lot lights in that it goes on (before dark) and off at the same time, possibly with some kind of sensor. Brandon knows Chase Harris who may have expertise. Brandon will ask Chase and respond to Melinda in a day or two. The example submitted by Rocky looks 'directional'. Mark said it should be more of an 'area' light. Commission agreed two lights are best, one aimed at the playground, the other aimed at the bathrooms (although much of the light may be blocked by the large trees anyway).

MASTER ROAD PLAN

Commission reviewed the 2008 Master Road Plan and agreed to the following:

1. **50 East** should be kept on the Master Road Plan as 66' ROW. Hyde Park should keep it on the development table and when appropriate develop to the end of the Hyde Park City boundary. Let North Logan deal with the issues on their side. Hyde Park need not adjust anything on our side. David said the *right* thing to do is connect the roads, even though wrongs were committed in the past. Do not compound a wrong decision or try to cover it up. North caused the restriction, they need to fix it.
2. **200 South** should be kept on the plan as one of two connector roads to Highway 91. It is already a main thoroughfare from 1000 East to 200 West and should continue. The other connector road should be at **3200 North** (Express Auto) as was already agreed to with UDOT before.

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3. **Curved road beginning at 200 South 800 East** (Craig Champlin's driveway) and continuing northwest through Von Krebs property should be removed from the Master Plan.
4. **1000 East** (North Logan's 1600 East) should be kept at an 80' ROW but developed at 66' ROW (matching North Logan). It will also benefit Craig Adams, unless he has already sold it off in pieces.
5. The Commission could not comment on **3200 North** (west of the highway, Jay Jenks' road proposal) because we did not have enough information.

OTHER ITEMS OF BUSINESS

Accessory Apartments: two separate homes came to light this week as operating an accessory apartment without permission. A letter needs to be sent with our ordinance and application to come into compliance. Who should send those letters? Mark suggested that P&Z only makes recommendation and the letter should come from someone in enforcement, perhaps the Mayor or "City Staff". Sharidean agreed. Also, everyone should be aware of, and 'on board' with, these issues to prevent confusion and miscommunication. Melinda asked if there is some sort of 'Grandfather Clause'. Mark said no because it is a safety issue.

Brandon asked about Tessa Olsen's accessory apartment, specifically who is responsible to make sure the egress is up to code and the "all weather" parking is installed as promised. (Melinda spoke to Darrin the next day. Darrin inspected the completed windows. It is the responsibility of P&Z to make sure the parking is completed as promised.)

Meeting adjourned at 8:50 p.m.

Melinda Lee, Secretary